

# CITY OF SAN MARINO

## PLANNING COMMISSION AGENDA

*Ben Lundgren, Chairman*

*Marcos Velayos, Vice-Chairman*

*Raymond Cheng*

*Se-Yao Hsu*

*Howard Brody*

*Susan Jakubowski, Alternate*



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2200 Huntington Drive

San Marino, CA 91108

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**WEDNESDAY, MARCH 23, 2016**  
**7:00 P.M.**  
**CITY HALL**  
**COUNCIL CHAMBERS**  
**2200 HUNTINGTON DRIVE, SAN MARINO, CA**

The City of San Marino appreciates your attendance. Citizens' interest provides the Planning Commission with valuable information regarding issues of the community.

Regular Meetings are held on the 4<sup>th</sup> Wednesday of every month.

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (626) 300-0705 at least 48 hours prior to the meeting.

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Raymond Cheng, Se-Yao Hsu, Howard Brody, Alternate Susan Jakubowski, Vice-Chairman Marcos Velayos, and Chairman Ben Lundgren

### **POSTING OF AGENDA**

The agenda is posted 72 hours prior to each meeting at the following locations: City Hall, 2200 Huntington Drive, the Crowell Public Library, 1890 Huntington Drive and the Recreation Department, 1560 Pasqualito Drive. The agenda is also posted on the City's Website: <http://www.cityofsanmarino.org>

**PUBLIC COMMENTS**

Section 54954.3 of the Brown Act provides an opportunity for members of the public to address the Planning Commission on any item of interest to the public, before or during the Planning Commission's consideration of the item, that is within the subject matter jurisdiction of the Planning Commission.

**PUBLIC HEARINGS**

1. **GENERAL PLAN AMENDMENT FOR THE PARKING LOTS LOCATED AT 1270 BELHAVEN ROAD (APN 5332-002-010), 1265 SAN GABRIEL BOULEVARD (APN 5332-002-009), 1620 CHELSEA ROAD (APN 5335-005-001), 2020 HUNTINGTON DRIVE (APN 5334-016-018), 2010 HUNTINGTON DRIVE (APN 5334-016-017), 1630 CHELSEA ROAD (APN 5335-005-005), 2000 HUNTINGTON DRIVE (APN 5334-016-016)**

The parking lots at these locations are currently zoned Residential but are designated as Commercial use on the General Plan Land Use map. The proposed General Plan amendment would correct this discrepancy and provide consistency between the General Plan Land Use Map and Zoning Map. The properties at 1270 Belhaven Road (APN 5332-002-010) and 1265 San Gabriel Boulevard (APN 5332-002-009) would be designated as Low Density Residential. The properties located at 2000 Huntington Drive (APN 5334-016-016), 2010 Huntington Drive (APN 5334-016-017), 2020 Huntington Drive (APN 5334-016-018), 1620 Chelsea Road (APN 5335-005-001), and 1630 Chelsea Road (APN 5335-005-005) would be designated as Very Low Density residential.

*(Required Action Date: 4-22-16)*

2. **MODIFICATION TO CONDITIONAL USE PERMIT NO. CUP14-27  
2327 HUNTINGTON DRIVE, (HUANG)**

The applicant requests to add a physical therapy use within the existing health center business. This requires a conditional use permit per Section 23.03.01C.

*(Required Action Date: 4-22-16)*

3. **CONDITIONAL USE PERMIT NO. CUP15-36, DESIGN REVIEW NOS. DRC15-99  
AND DRC16-10**

**1470 VIRGINIA ROAD, (CHAN/TYLER)**

The applicant requests to construct a new single-family residence with an attached garage. The proposed structure will exceed the six-bedroom limitation. The applicant also proposes a new front yard fence and wall. This requires one Conditional Use Permit and two Design Review actions per City Code Sections 23.02.14, 23.15.03B, and 23.15.03F.

*(Required Action Date: 5-8-16)*

4. **VARIANCE NO. V16-01, CONDITIONAL USE PERMIT NO. CUP16-01, AND DESIGN  
REVIEW NO. DRC16-11**  
**485 PLYMOUTH RD., (MINICH)**

The applicant requests to add one bedroom and one bathroom on the second floor of an existing two-story residence. The applicant also requests to maintain existing non-conforming conditions including the garage space requirement and the thirty-degree structural encroachment line. This

requires one variance, one conditional use permit, and one design review actions per City Code Section 23.02.23B, 23.02.13, and 23.15.03A2.

*(Required Action Date: 5-8-16)*

**5. CONDITIONAL USE PERMIT NO. CUP15-33 AND DESIGN REVIEW NO. DRC15-101  
1940 MARINO TERR., (ITO)**

The applicant requests to construct an addition and remodel to an existing single-story residence. The addition will exceed the maximum allowable lot coverage. This requires one conditional use permit, and a design review action per Sections 23.02.20B and 23.15.03A.

*(Required Action Date: 5-8-16)*

**6. CONDITIONAL USE PERMIT NOS. CUP15-03, CUP15-04, DESIGN REVIEW NOS.  
DRC15-11, AND DRC15-49**

**1040 OAK GROVE AVENUE, (MA)**

The applicant requests to withdraw their application for this project.

*(Required Action Date: 5-8-16)*

**OTHER MATTERS**

**7. REQUEST FOR EXTENSION OF PROJECT COMPLETION DATE  
1001 ROSALIND ROAD, (ZHONG)**

**8. MEETING MINUTES FOR FEBRUARY 24, 2016**

**ORAL PUBLIC APPEARANCES**

This is the time set aside for any person who desires to be heard on any matters not covered on this agenda. No action is to be permitted except:

1. Catastrophic Emergency as is described by majority vote; or
2. The need for action arose within the last 72 hours as determined by a 4/5 vote.

**PUBLIC WRITINGS DISTRIBUTED**

All public writings distributed by the City of San Marino to at least a majority of the Planning Commission regarding any item on this agenda will be made available at the public counter at the San Marino Center located at 2200 Huntington Drive, San Marino, California.

**ADJOURNMENT**

The next meeting of the Planning Commission is scheduled for Wednesday, April 27, 2016 at 7:00 P.M. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

**APPEALS**

There is a fifteen day appeal period for all applications. All appeals should be filed with the City Clerk. Please contact the City Clerk for further information.